



Legislation Text

File #: 25-0035, Version: 2

TO: Mayor Richard C. Irvin

FROM: Planning and Zoning Commission

DATE: January 24, 2025

SUBJECT:

An Ordinance Approving a Revision to the River Street Plaza Plan Description for Property located at 100 S. River Street being at the southeast corner of River Street and Benton Street (Rec Haus - 25-0035 / AU22/3-24.530 - CUPD/R - TV - Ward 4)

PURPOSE:

The Petitioner, Rec Haus, is requesting a Plan Description Revision to the Conditional Use Planned Development on the property located at 100 S. River Street to locate an arcade to second story of the building.

BACKGROUND:

The Subject Property, which is the former Pocus automotive building, located at 100 S. River Street is zoned DF(C) Downtown Fringe zoning, with a Conditional Use Planned Development (formal called Special Use Planned Development). This is part of the River Street Plaza Plan Description. In 2017, a Plan Description Revision was approved for the Subject Property, to allow additional uses to provide the community with a creative social space on both the 1st and 2nd story of the building known as "Society 57". However, Society 57 never expanded into the 2nd floor and only occupancies the 1st floor of the property which is being used as a coffee shop and event space.

The Petitioner, Rec Haus, is requesting a Plan Description Revision to the Conditional Use Planned Development to allow for the addition of an arcade use. Rec Haus is an upscale activity and game bar which will have a diverse array of interactive games, such as bocce ball, shuffleboard, pool tables, darts, modern pinball, and a wide variety of arcade games. They will be partnering with local nearby restaurants to offer a diverse range of food.

DISCUSSION:

Staff has reviewed the Planned Development Revision and feels that an arcade use is compatible with other uses throughout the downtown and will offer another option of entertainment and social gathering.

Staff has reviewed the findings of fact and has found the following:

1. Will the establishment, maintenance or operation of the conditional use be unreasonably detrimental to or endanger the public health, safety, morals, comfort, or general welfare?

The addition of an arcade use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. In fact, this will serve as a draw for both locals and tourists, contributing to the downtown area's economy by increasing foot traffic and providing a unique entertainment option.

2. Will the conditional use be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted or substantially diminish and impair property values within the neighborhood; factors including but not limited to lighting, signage and outdoor amplification, hours of operation, refuse disposal areas and architectural compatibility and building orientation?

No, the conditional use revision will not be injurious to the use and enjoyment of other property or impair property value with the neighborhood as this use will be fully located within an established building and will utilize a commercial space that has been vacant for several years.

3. Will the establishment of the conditional use impede the normal and orderly development and improvement of surrounding property for uses permitted in the district?

No, the conditional use will not impede the normal and orderly development and improvement of surrounding property. The surrounding properties are all already established, and this contribute to the downtown area's economy and create additional activity within the downtown.

4. Will the proposal provide for adequate utilities, access roads, drainage, and/or other necessary facilities as part of the conditional use?

Yes, there is already adequate utilities and other necessary facility provided.

5. Does the proposal take adequate measures, or will they be taken to provide ingress and egress so designed to minimize traffic congestion in the public streets? (For automobile intensive uses including but not limited to, gas stations, car washes, and drive through facilities, the concentration of similar uses within 1000 feet of said subject property should be given consideration as to the impact this concentration will have on the traffic patterns and congestion in the area.)

Yes, this property is located at the intersection of Benton Street and River Street with on-street parking and wide sidewalks to accommodate foot traffic.

6. Does the conditional use in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the city council pursuant to the recommendations of the commission?

Yes, the condition use conforms to all other respects of the applicable regulations.

7. Are the uses permitted by such exceptions necessary or desirable and appropriate with respect to the primary purpose of the development?

Yes, the arcade is desirable and appropriate as this building was always designed for commercial uses. This 2nd floor space has been vacant for several years; therefore, the conditional use will add to the desirable uses and social experience within the downtown.

8. Are the uses permitted by such exception of a nature or so located as to not exercise an undue detrimental influence on the surrounding neighborhood?

Yes, this is located fully within an established building.

9. Are the use exceptions so allowed reflected by the appropriate zoning district symbols and so recorded on the zoning district map?

Yes, the Conditional Use is shown on the map.

As of the date of this memo, staff has received one public inquiry requesting additional information on this petition and raising concerns regarding trash, construction parking, and kids within the facility.

POLICIES AND GUIDELINES:

The Staff's Evaluation and Recommendation are based on the following Physical Development Policies:

10.0 To provide for the orderly, balanced and efficient growth and redevelopment of the City through the positive integration of land use patterns, functions, and circulation systems. To protect and enhance those assets and values that establishes the desirable quality and general livability of the City. To promote the City's position as a regional center.

11.0 To guide the growth of the City in an orderly and structured manner.

30.0 To promote and plan for the location of commercial centers, based on their functions and interrelationships, in order to provide a balanced distribution of commercial development and redevelopment.

31.1(3) To promote the development of commercial facilities in existing or planned commercial areas.

RECOMMENDATIONS:

The Planning and Zoning Commission recommended APPROVAL of the Ordinance Approving a Revision to the Plan Description for Property located at 100 S. River Street being at the southeast corner of River Street and Benton Street.

ATTACHMENTS:

Exhibit "A" Plan Description Revision
Land Use Petition and Supporting Documents
Maps

Legistar Number: 25-0035

cc:

Alderman Patricia Smith, Chairperson
Alderman Shweta Baid, Vice Chairperson
Alderman Michael B. Saville
Alderman William "Bill" Donnell
Alderman Carl Franco



CITY OF AURORA, ILLINOIS

ORDINANCE NO. _____
DATE OF PASSAGE _____

An Ordinance Approving a Revision to the River Street Plaza Plan Description for Property located at 100 S. River Street being at the southeast corner of River Street and Benton Street

WHEREAS, the City of Aurora has a population of more than 25,000 persons and is, therefore, a home rule unit under subsection (a) of Section 6 of Article VII of the Illinois Constitution of 1970; and

WHEREAS, subject to said Section, a home rule unit may exercise any power and perform any function pertaining to its government and affairs for the protection of the public health, safety, morals, and welfare; and

WHEREAS, Project Canvas, is the owner of record of the real estate legally described on Exhibit "A", attached hereto and incorporated herein by reference as if fully set forth, and hereafter referred to as Exhibit "A"; and

WHEREAS, by petition dated Wednesday, December 4, 2024, Rec Haus filed with the City of Aurora a petition Requesting a Plan Description Revision to the Conditional Use Planned Development on the property located at 100 S. River Street being the southeast corner of River Street and Benton Street in the form of Exhibit "B" attached hereto, and have been duly submitted to the Corporate Authorities of the City of Aurora for review for the property described in Exhibit "A"; and

WHEREAS, the Plan Description established for the subject property with Ordinance O06-019 approved March 28, 2006, revised by O17-021 on May 9, 2017 and then again revised by O21-004 approved February 9, 2021, shall remain in full forth and effect with the exception of the modifications included herein as Exhibit "B"; and

WHEREAS, after due notice and publication of said notice, the Planning and Zoning Commission conducted a public hearing on Wednesday, January 22, 2025, reviewed the petition and recommended APPROVAL of said petition; and

WHEREAS, on January 29, 2025, the Building, Zoning and Economic Development Committee of the Aurora City Council reviewed said petition and the before mentioned recommendations and recommended APPROVAL of said petition; and

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Aurora, Illinois, as follows:

Section One: That the City Council of the City of Aurora, Illinois finds as fact all of the preamble recitals of this Ordinance.

Section Two: That this Ordinance shall be in full force and effect, and shall be controlling, upon its passage and approval.

Section Three: That all Ordinances or part of Ordinances in conflict herewith are hereby repealed insofar as any conflict exists.

Section Four: That any section, phrase or paragraph of this Ordinance that is construed to be invalid, void or unconstitutional shall not affect the remaining sections, phrases or paragraphs of this Ordinance which shall remain in full force and effect.

Section Five: That the revised Plan Description in the form of Exhibit "B" attached hereto and included herein by reference as if fully set forth and incorporated in and made a part of this Ordinance is hereby approved; and

Section Six: That all modifications and exceptions under the Zoning Ordinance and all modifications and exceptions from the Subdivision Control Ordinance and Building Code, as set forth in the revised Plan Description, are here by granted and approved.